

EXISTING CONDITIONS

Section 3.0

Draft
September 2011



SITE & LOCAL HISTORY

3.1

Don Jose Serrano settled this area of the Saddleback Valley, through a 10,688 acre Mexican Land Grant in 1846 by then Governor Pio Pico. Originally named Rancho Cañada de los Alisos (the Valley of the Sycamores), the area later became known as El Toro, named after the bulls that roamed Don Jose Serrano's ranch. Serrano and his family lived on the rancho raising longhorn cattle until a series of droughts, beginning in 1863 and continuing intermittently through 1883, forced the family to divide the ranch and mortgage into several sections. In the early 1900s, Dwight Whiting, a resident of the area, planted 400 acres of fast-growing eucalyptus trees as an answer to the California lumber shortage. Although the trees failed as a source of lumber, in the 1960s, master developer Occidental Petroleum decided to create a master-planned community around the trees and man-made lakes. The eucalyptus provided landscaping for the modern homes and led to the "Forest" in Lake Forest. In 1991, the El Toro area incorporated as the City of Lake Forest. The City currently encompasses an area of just over 16 square miles in size.

The Serrano Summit project area has historically been used for agricultural purposes and, more recently, for use by the IRWD for reservoir storage and treatment plant uses. Currently, the project area is generally undeveloped with the exception of the ongoing IRWD uses, as illustrated on Exhibit 3-1, "Existing Land Uses." The natural vegetation and soil conditions that once occurred on-site have been significantly altered through agricultural use, leaving little or no native vegetation of environmental significance, except at the outer edges of the community.



PROPERTY OWNERSHIPS

3.2

Serrano Summit is comprised of approximately 98.9 gross acres. The applicant owns all of the land within the project boundaries, except for a small parcel (less than 1/8 of an acre) owned by the Metropolitan Water District (MWD) parcel in the southernmost portion of Serrano Summit.

EXISTING LAND USES

EXHIBIT 3-1



SURROUNDING LAND USES

3.3

Land uses adjacent to Serrano Summit include:

- North: Commercentre Drive and existing industrial uses
- South: Serrano Highlands (existing residential community)
- West: Bake Parkway (separated from the site by slopes and undeveloped land)
- East: Serrano Creek and residential

The City of Lake Forest General Plan designates the undeveloped areas surrounding the Serrano Summit project area for the following land uses:

- North: Light Industrial
- South: Low Density Residential (2 to 7 du/net acre) and Low-Medium Density Residential (7 to 15 du/net acre), although the zoning allows for densities in some areas averaging 16.5 du/ac.

- West: Light Industrial and Very Low Density Residential (0 to 2 du/net acre) and Low-Medium Density Residential (7 to 15 du/net acre)
- East: Regional Park/Open Space and Low Density Residential (2 to 7 du/net acre) and Low-Medium Density Residential (7 to 15 du/net acre)

Exhibit 3-2 “Surrounding Land Uses,” illustrates the General Plan land use designations and existing land use characteristics surrounding Serrano Summit.

PHYSICAL SITE FEATURES

3.4

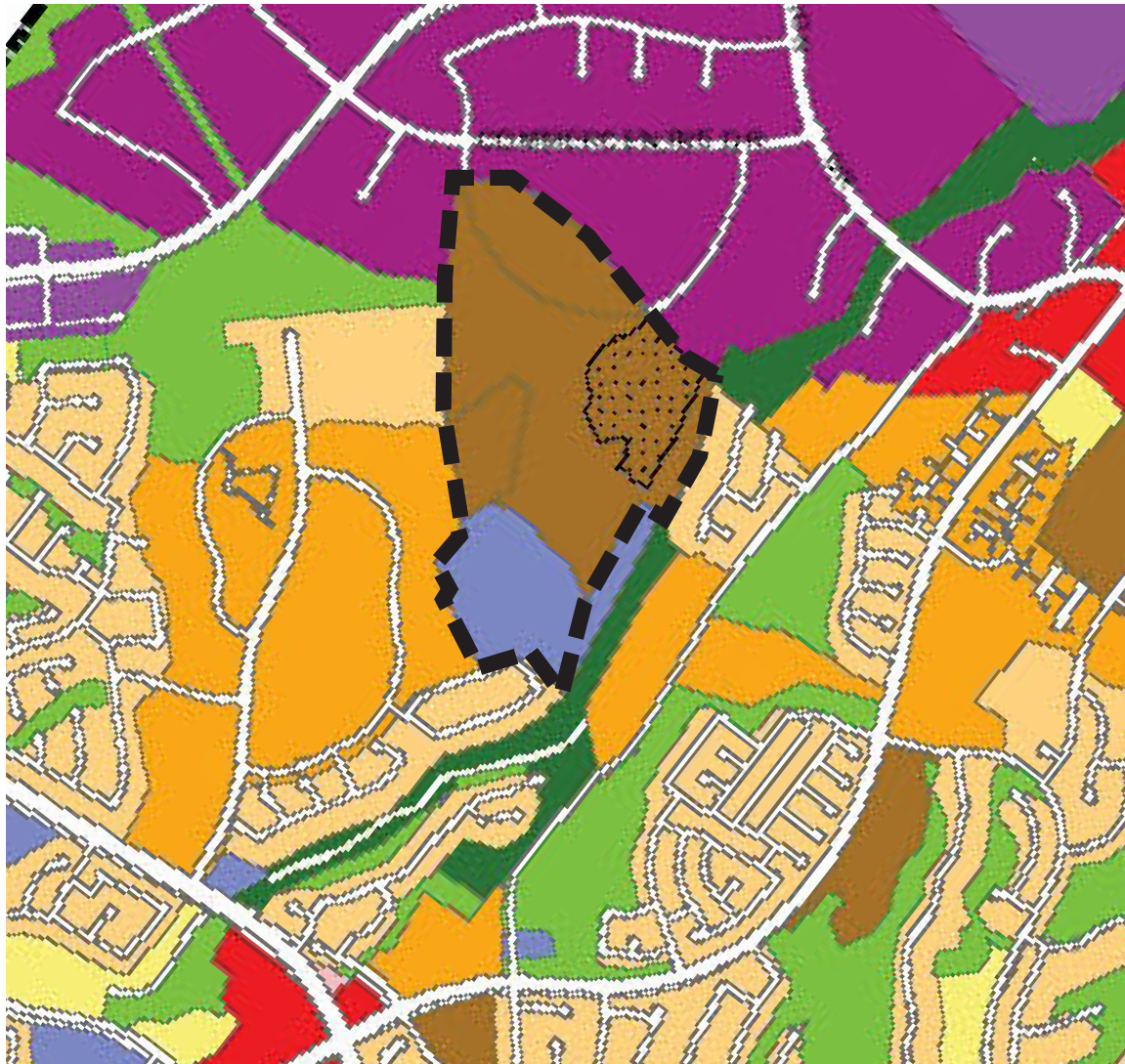
Topography

The land within Serrano Summit rises gently from the south, up from the lowest elevation of approximately 540 feet. The topography gradient increases as the site rises to its highest elevation of approximately 709 feet.













The topographic conditions found within the project area are illustrated on Exhibit 3-3, “Existing Site Topography.”

Site Characteristics

Exhibit 3-4, “Site Opportunities and Constraints,” illustrates select physical site characteristics within the Serrano Summit boundaries.



LEGEND

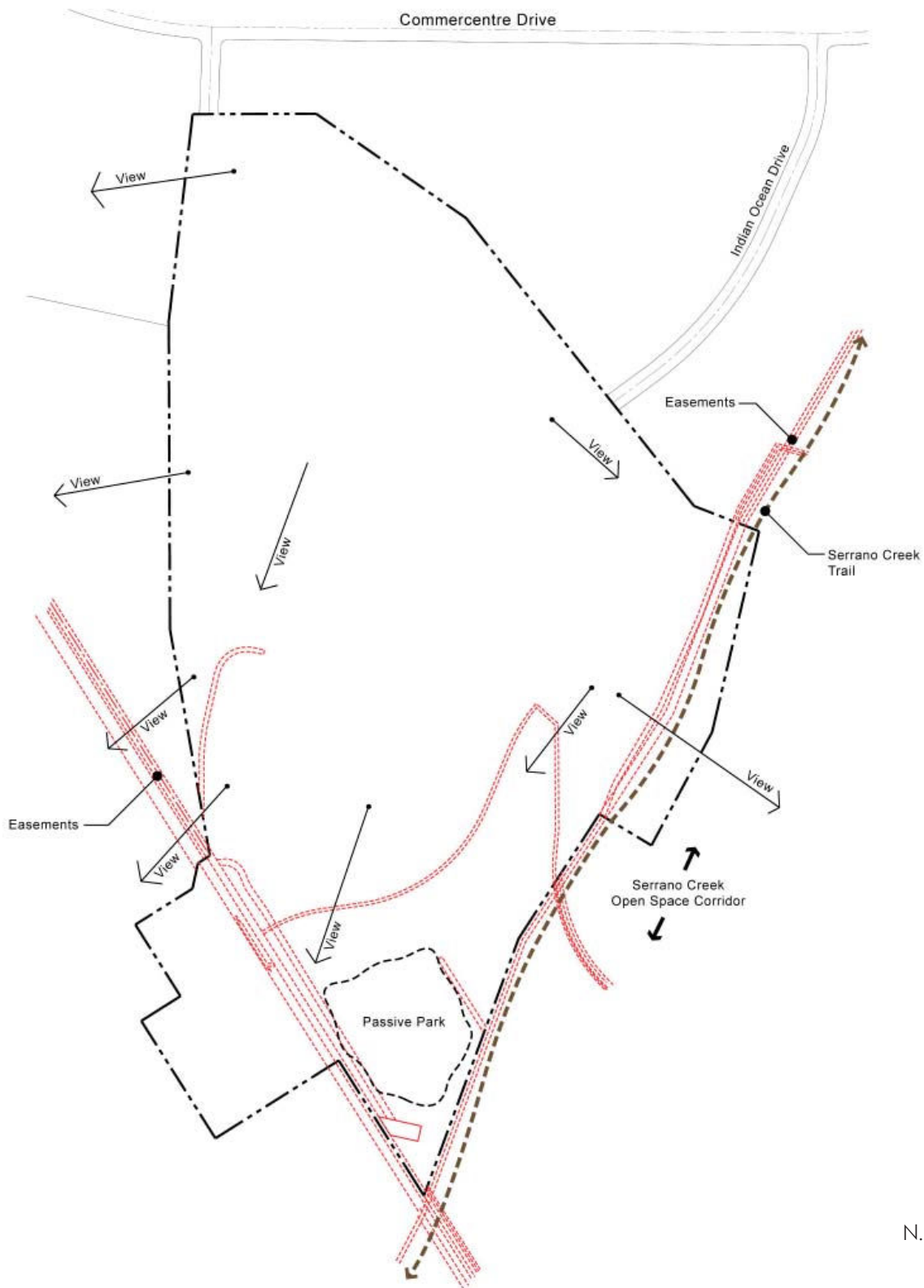
 Low Density Residential (2-7 DU/Net Acre)	 Public Facility
 Low-Medium Density Residential (7-15 DU/Net Acre)	 Community Park / Open Space
 Medium Density Residential (15-25 DU/Net Acre)	 Regional Park / Open Space
 Commercial	 Open Space
 Business Park	 Public Facilities Overlay
 Light Industrial	 Project Site Boundary





SITE OPPORTUNITIES & CONSTRAINTS

EXHIBIT 3-4



EXISTING CIRCULATION & INFRASTRUCTURE

3.5

Existing Access and Circulation

The I-5 is located approximately 3.6 miles west of Serrano Summit. SR-241 is located approximately 2.1 miles north of the project area. Primary access to Serrano Summit is provided from the I-5 to the project vicinity via Bake Parkway, which is located approximately ¼ mile from the project area. Commercentre Drive is located north of Serrano Summit. Indian Ocean Drive and 'A' Street (Biscayne Bay Drive) provide direct access to the project area.

Commercentre Drive is located north of Serrano Summit, and is currently improved with 64 feet of paved area and 5 foot wide sidewalks. Access from Commercentre Drive to the project area is available from both 'A' Street (Biscayne Bay Drive) and Indian Ocean Drive. Access to the IRWD water facilities is available from Peachwood to the south.

Existing Infrastructure

Water

The Irvine Ranch Water District (IRWD) is the water service provider for the City of Lake Forest and will provide water service for Serrano Summit. A 12-inch domestic water main exists within Indian Ocean Drive, adjacent to the project area. Residential uses shall be connected to the domestic water system. The IRWD's Master Water Facilities Plan of has identified new facilities to serve the project area.

The existing water supply system is adequate to serve the proposed project.

Existing water supply improvements serving/in proximity to the project area are illustrated on Exhibit 3-5, "Existing Infrastructure."

Sewer

The IRWD is the entity providing sewer service to the City of Lake Forest, which will also provide sewer service to the project area. The IRWD's Sub Area Master Plan (SAMP) was completed in October 2010 under the direction of the IRWD and identified

new facilities to serve the project area. Existing sewer facilities in proximity to Serrano Summit are illustrated on Exhibit 3-5, "Existing Infrastructure."

Drainage

There are various existing storm drain facilities on-site ranging in size from 18 inches to 24 inches. Off-site, there is a 36-inch storm drain facility in Commercentre Drive with 30-inch laterals in both Biscayne Bay Drive and Indian Ocean Drive draining north to Commercentre Drive. Drainage flows for Serrano Summit, as with existing surrounding neighborhoods, will end up in Serrano Creek. Detention and water quality basins and facilities will be located upstream to treat the water before it enters Serrano Creek. Existing storm drain facilities serving/in proximity to the project area are illustrated on Exhibit 3-5, "Existing Infrastructure."

Utilities

Electricity

Serrano Summit is located within the service territory of Southern California Edison Company.

Natural Gas

The Southern California Gas Company (SCG) provides natural gas service in the vicinity of the project area.

Communication Systems

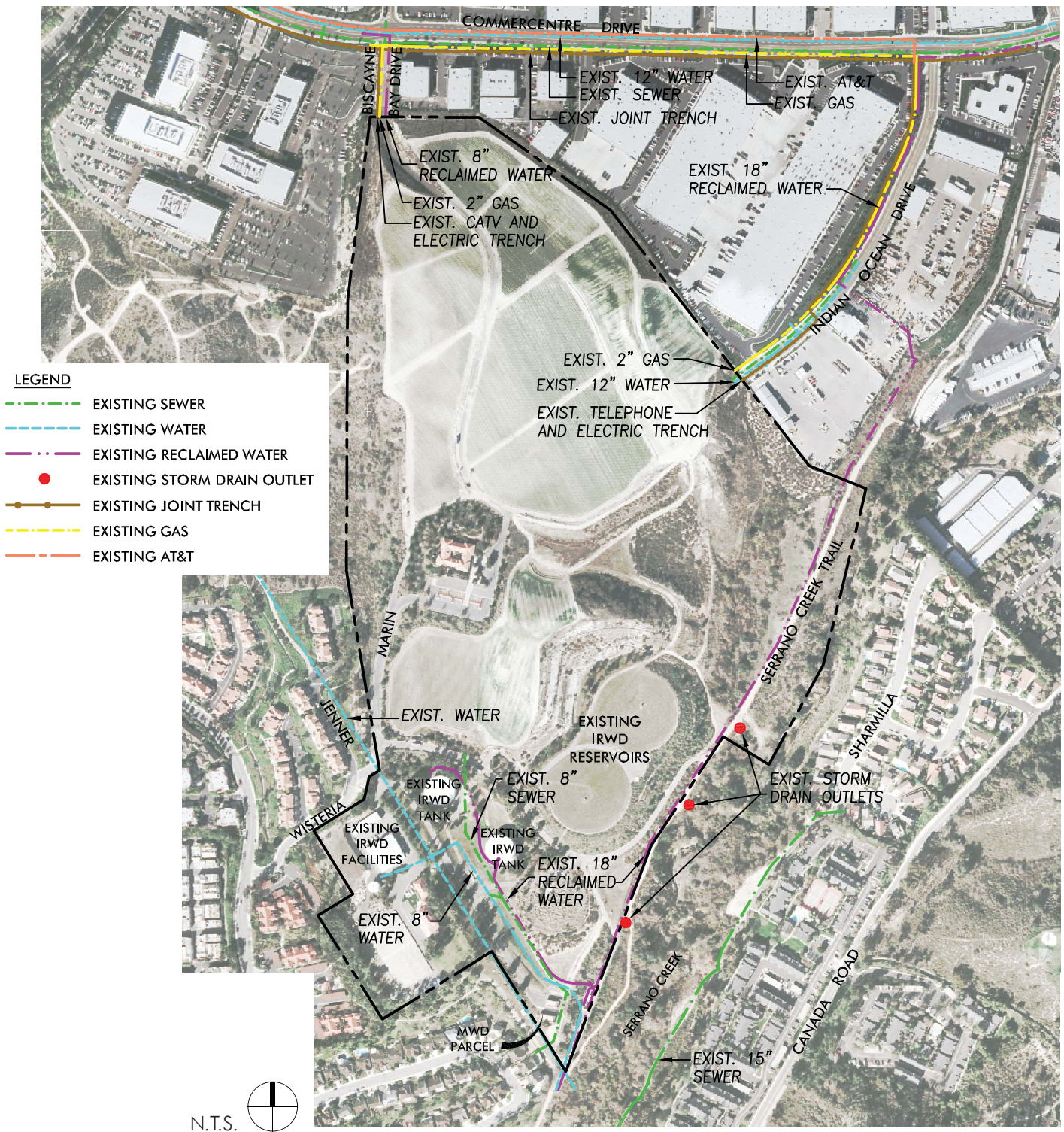
AT&T provides telephone service within the Serrano Summit boundaries.

Solid Waste

Waste Management provides solid waste collection and disposal to the City of Lake Forest on a contract basis. Service to the project area can be extended through existing service agreements/contracts.

Cable Television

Cox Communications provides cable television service within Serrano Summit.



SCHOOLS

3.6

Serrano Summit is located within the boundaries of the Saddleback Valley Unified School District (SVUSD). The SVUSD will serve the school age needs of grades K – 12.

The SVUSD has eight elementary schools in the vicinity of the project area serving grades K – 6. In addition, the SVUSD includes four intermediate schools serving grades 7 – 8. All schools have excess capacity except for an elementary school in Foothill Ranch. The nearest high school to Serrano Summit is El Toro High School, which is located at 25255 Toledo Way in Lake Forest.

In lieu of providing a school site within Serrano Summit, the project master developer will pay the required school fees pursuant to the approved Saddleback Valley Unified School District Mitigation Agreement.

